

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

August 20

20

24

**The Village of Weston
Council Meeting Minutes**

August 20, 2024

Council Meeting was called to order by Mayor Jeremy Schroeder at 6:00PM, followed by the Pledge of Allegiance and presentation of the agenda. Since Victor Coleman from Toledo Edison was present, he was added to the Old Business section. A roll call was taken: Mr. Craig Warner, Mr. Rob Myerholtz, Ms. Jessica Susor, Ms. Brittney Klockowski. *A motion to excuse Mr. Dean Babcock and Mr. Rick Easterwood was made by Mr. Warner, seconded by Ms. Klockowski; Approved unanimously. A motion to approve August 5, 2024 council meeting minutes as written was made by Mr. Warner, seconded by Ms. Klockowski; Approved unanimously.*

Old Business

In attendance was Kristi Galarza, the Village's grant writer, who recently attended the Administrative Process Committee meeting. During this meeting, discussions centered on various grant opportunities and priorities for the Village of Weston. Mr. Warner had prepared an outline for the discussion, focusing on key areas of importance such as infrastructure, economic development, and community development. Kristi began by sharing her experiences from today's visit (8/20) with walking around the village, reviewing documents provided by Stephanie, and meeting with individuals to get a clearer understanding of the community's needs. She created a draft prioritization spreadsheet as a working document, which the council could update as priorities evolved. Currently, the council's most urgent need is funding for a storm drainage plan and study, which Kristi believes has strong potential for quick funding. Her next step is to build out a spreadsheet with all relevant grants and spend time identifying applicable opportunities. Kristi plans to come back to the council with a draft list of potential grants for consideration and further discussion. The council's priorities include infrastructure improvements, economic development, and community development, with specific focus areas such as drainage, roads, sidewalks, business development, and beautification efforts. Safety items, though not yet included in the spreadsheet, were also discussed. Kristi emphasized the importance of broad initial brainstorming, encouraging Council not to limit themselves early in the process, and adding that starting with a broad vision allows for refinement later. She also reassured the Council that she would not apply for any grants without their approval and that she is well-versed in working with municipalities, counties, and special districts. Community feedback and collaboration are also crucial components of the grant process. Mayor asked how community input would be factored into the applications. Kristi noted that data and partnerships make applications more competitive. Kristi suggested gathering community input through methods such as physical votes (similar to the current path initiative) or Google Forms with QR codes, depending on the demographic. Sue Clanton added that university classes could potentially assist with survey projects, and Ben Downard suggested using Reach Alert to disseminate survey links. Kristi flagged the importance of considering the village's rising number of Spanish speakers when collecting data. Overall, Kristi expressed her enthusiasm for working with the village and remains confident that, with the right approach, the grant applications will be competitive.

Victor J. Coleman from Toledo Edison attended to address concerns about ongoing projects in the area. He introduced Curtis, the project manager for the kV Conversion Project, via phone. Curtis explained that the project involves upgrading 43 miles of transmission lines from a 34.5 kV system to a 69 kV system, aiming to enhance reliability by eliminating radial feeds and increasing capacitance. The project is scheduled to continue through 2026, with two out of four phases completed, including work on the Sandridge Substation. Despite the project's goal of improving reliability, some residents raised concerns about frequent power outages and damage to their electronics. There was also disappointment with the communication regarding these issues. Curtis acknowledged these concerns and explained that Toledo Edison had taken measures to reinforce distribution, including the use of mobile substations and voltage monitors to stabilize the system. He also emphasized the importance of residents reporting outages to Toledo Edison to enable thorough analysis. Curtis assured everyone that only one instance of unreliability was directly related to the project and that the remaining outages were coincidental, mainly due to storms impacting the area. He committed to working with planning and protection teams to further investigate voltage fluctuations and address equipment failures, stressing the need for customer complaints to be reported through Toledo Edison's hotline. Mr. Myerholtz raised questions about the involvement of subcontractors like J W Didado in the project. Curtis confirmed that J W Didado handles transmission and distribution work as an extension of Toledo Edison, ensuring accountability and prompt responses to issues. Mr. Myerholtz also expressed safety concerns, noting that road closures due to the project had not been communicated, which posed risks for EMS and fire response. Shelby McClellan inquired whether the completion of certain phases would prevent further disruptions. Curtis responded that while phases have been completed, it remains crucial for residents to report all issues, as this data is essential for continued system improvement. *Mr. Rick Easterwood joined the council meeting at 6:26PM.*

The Prairie Project Proposal timeline update was presented by the Mayor, with mowing completed, chemical clearing scheduled for September, and roping off the area in November, followed by community seeding in January. The prairie, measuring 115 x 255 feet with a 685-foot perimeter, is designed as a multi-use space that won't disrupt disc golf fairway basket 6, with plans for an interior path to deter wildlife issues like coyotes and feral cats. Key resources include donated chemicals from Northern Ohio Grain and stakes and materials from K&K Construction, with total additional supply costs under \$100. The

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project also has \$250 set aside for additional seeds and \$1,500 from the Henry Wood Sportsman Alliance to purchase benches, with remaining funds earmarked for aftercare and maintenance. Design considerations focus on plant diversity, height, and maintaining the prairie as a mostly maintenance-free space. Ms. Klockowski communicated with the Wood County Park District and received an email from Chris Smalley, which reassured that the proposed prairie would not attract coyotes. Coyotes have been present in Ohio since the 1930s and are already in the area. Prairies are valuable biodiverse ecosystems that support various species, and even the Wright brothers used a prairie for flight practice. Mr. Myerholtz countered with concerns about coyotes based on information he found from the National Forest Service. Continued discussion highlighted the importance of managing public perception, with questions about whether accepting donations could be seen as unethical, and perceived as bribes. The meeting grew heated when Ron Dallas presented a petition with 73 signatures to stop the prairie project, arguing it was underutilized. Gary Betz, responsible for maintaining the area, countered that the space is regularly used for walking and disc golf. Discussions revealed frustration over the communication process, with the Mayor noting that the petition included unrelated issues, like grass mowing violations and asphalt paving concerns. Ben Downard pointed out that only 5% of Weston's population signed the petition, without any canvassing, raising doubts about its representativeness. Shelby McClellan warned that public opinion data might be skewed, and there were tensions over the use of Facebook polls versus formal voting. The topic was eventually tabled, allowing the Community Development committee to review the discussion. *Ms Susor made a motion for the prairie project to go back to Community Development committee to review the donation policy, consult legal, and review community feedback, seconded by Mr. Easterwood; Approved unanimously.*

An ordinance making supplemental appropriations for the fiscal year ending December 31, 2024, to cover the cost of salary increases as specified in Ordinance 2024-8, received a final reading. *A motion for passage of Ordinance 2024-16 was made by Ms. Klockowski, seconded by Mr. Warner; Approved unanimously.*

Ordinance 2024-14 received an emergency reading: authorizing the special short-term assessment on certain parcels of real estate in the Village of Weston for benefits received as a result of cutting noxious weeds/grasses; certification to the Wood County Auditor for placement of charges on the tax duplicate. *A motion to suspend the rules for emergency reading of Ordinance 2024-14 was made by Mr. Easterwood, seconded by Mr. Warner; Roll Call Vote: Mr. Warner - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2024-14 was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.*

Reports

Attendance: Stephanie Monts (Fiscal Officer), Harold Boggs (Village Administrator)

Mayor: The Mayor attended a meeting with the site selection committee for Habitat for Humanity. Sue Clanton also shared that Bowling Green will be getting a Habitat store in the old Bee Gee Rentals building. Additionally, the Mayor collaborated with Harold to improve administrator responsibilities and processes.

Fiscal Officer: The Fiscal Officer presented a liquor permit for Horns & Halos Saloon, no hearing was requested by council. *A motion to approve the permit was made by Ms. Klockowski, seconded by Ms. Susor; Approved unanimously.*

Administrator/Maintenance: No verbal report was given; a written report was included in the council's meeting packet.

Code Enforcement/Zoning: Not in attendance.

Committee Reports

Cemetery: Stephanie read an email from Jodie outlining actionable items from the cemetery meeting, as the council liaison was not in attendance to take notes. The items are as follows: The board voted to increase hours by 200, bringing the total to 1,000, and requested that appropriations be adjusted accordingly. The Cemetery Board also gave final approval to the new set of rules and regulations they have been working on. Once the rules go through the council's process, the plan is to create a pamphlet to mail with deeds, make new signs, and post the information on the website and at the cemetery maintenance building.

Administrative Process: Gary Betz was in attendance to discuss the current John Deere mower and provided a list of problems with it. He is requesting a new mower, and suggested considering a lease program. Harold was tasked with getting a quote on current repairs. Met with grant writer, Kristi Galara, virtually. Discussed infrastructure, economic development, and community development. Scheduled office hours for Kristi.

WSIB: There was a discussion on keeping the concession stand open during the upcoming fall adult league. Over the next two months, the board will inventory items that need to be winterized in the maintenance building, coordinating with Harold to organize storage between the equipment shed and

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concession stand. LuAnn provided the treasurer's report, noting that the WSIB has just over \$23,000 in funds. The group also discussed coach retention and training, with Jerrod committed to further research. Dennis mentioned that they likely won't need to replace any existing equipment. However, if there are eight teams next year, only one new equipment bundle would need to be purchased. Board approved allocating \$1,000 for purchasing a computer and accessories. Additionally, Jeanettie presented a rough draft for nonprofit bylaws and a computer use policy, requesting the board's review of both documents. She is also researching insurance policies and bank accounts, with the goal of launching the 501(c)(3) before the new year. Actionable items include asking for the port-a-pot expenses to be moved out of the WSIB budget, taking down banners with Harold's help, and the next meeting scheduled for October 16, 2024, at 5:30 p.m.

Mr. Easterwood noted that the port-a-pot is intended for the ball program and believes it should remain under their budget. The Mayor suggested referring the matter to Public Works and/or the Administrative Process for further review.

Parks & Rec: The resignation of Alyx De La Cruz was accepted. The final W.I.L.D. program is scheduled for August 17th at 11AM at Old Schoolhouse Park, learning about Cosmic Wonders. The Block Party will also take place on Saturday, August 17th. Samantha and Shelby tested the bounce house. An additional \$50 was approved for the Block Party for food. The Fall Fest is set for October 19th from 4-7PM. Several ideas for the Fall Fest were briefly discussed, including a Chili Cookoff, Jack O'Lantern lineup, Cider, Hayrides, Pumpkin Tumble, and a Corn Sensory Bin. Samantha also suggested hiring the Face Painter who participated in Bowling Green's Firefly Nights. Halloween events will take place on October 26th, with the Monster Mash at 5:30PM followed by Trick-or-Treat from 6:00 to 8:00PM.

Community Development & Public Affairs: An initial discussion focused on prioritizing the Village's needs and generating more detailed proposals through Council and Committee activities. Josh Tschappat expressed concern about the divisive nature of social media exchanges within the Village. The Keeler Prairie Project Proposal was then discussed in detail, including potential benefits to the Village. Alaire Blair raised concerns about herbicide use, and it was assured that the area would be cordoned off with appropriate signage during applications. The Blairs expressed general support for the prairie, while the Mayor shared that a consortium of organizations and businesses had pledged financial and material support, potentially exceeding estimated costs. The proposal was generally well-received, and due to citizen requests, a proposal to purchase benches along the path was also put forward. Additionally, Ken Taylor shared his view against including solar panel regulation in the zoning ordinances. Mr. Myerholtz proposed adding Accessory Dwelling Unit and "tiny house" options in the proposed Subdivision Code. A lengthy and informative discussion followed, covering county and township regulations on structure size, lot configurations, and the benefits of creating more affordable housing options in the Village. It was decided to move forward in Committee, as this could position the Village as a leader in the county for adopting this type of housing.

Upcoming Meetings: Safety 8/26 at 6PM, Public Works 8/27 at 6PM, Cemetery 9/5 at 6PM, next Council Meeting is Tuesday, 9/3 at 6PM due to Labor Day

New Business

An ordinance enacting and adopting a supplement to the code of ordinances of the Village of Weston received a first reading.

An ordinance repealing ORD. 28-05, and establishing Cemetery Rules, Regulations and Restrictions received a first reading.

A resolution submitting votes to fill a vacant board seat on the Northwestern Water and Sewer District received a first reading.

Resolution 2024-14 received an emergency reading: accepting the amounts and rates as determined by the budget commission and authorizing the necessary tax levies and certifying them to the county auditor. *A motion to suspend the rules for emergency reading of Resolution 2024-14 was made by Mr. Warner, seconded by Ms. Klockowski; Roll Call Vote: Mr. Warner - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2024-14 was made by Ms. Klockowski, seconded by Mr. Warner; Approved unanimously.*

Ordinance 2024-17 received an emergency reading: making supplemental appropriations for the fiscal year ending December 31, 2024. The Cemetery Board approved an increase of 200 hours to the pool, and this ordinance reflects the associated salary costs for expanding the seasonal part-time maintenance hours at the cemetery from 800 to 1,000 hours. *A motion to suspend the rules for emergency reading of Ordinance 2024-17 was made by Mr. Easterwood, seconded by Ms. Klockowski; Roll Call Vote: Mr. Warner - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2024-17 was made by Ms. Klockowski, seconded by Mr. Warner; Approved unanimously.*

Approval of Expenditures

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Council reviewed a summary of the bills (\$38,013.42) and outstanding invoices (\$18,022.99). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Easterwood, seconded by Mr. Myerholtz; Approved unanimously.

Citizens & Visitors

Ron Dallas, Jigar Patel, Sue Clanton, Lauren Camden, Samantha Wick, Logan Wick, Kellee Downard, Ben Downard, Shelby McClellan, Gary Betz, Howard Lashuay, Erica (Virtual), Tom Halladay II (Virtual), Josh Tschappat (Virtual), Ashley Patel (Virtual), Victor J. Coleman (Toledo Edison), Kristi Galarza (Grant Writer)

Sue Clanton attended the meeting to share that she had spoken with GLCAP (formerly known as WSOS) and arranged for someone to visit the Village to present information about the services they offer.

Gary Betz questioned his meeting with the Mayor, expressing that he didn't understand the need to track duties by the hour. The Mayor explained that tracking is important for efficiency and accountability, as it allows the Village to provide clear answers to any questions. Mr. Easterwood added that Harold needs to provide more detailed reports, specifying how time is allocated, such as the hours spent on mowing versus talking to a contractor. The Mayor also mentioned that the current mowing process is under review. Gary then asked for council's thoughts on mowing Weston Road, and while everyone agreed that it looks good mowed, it was clarified that maintaining the road is the property owner's responsibility, not the Village's.

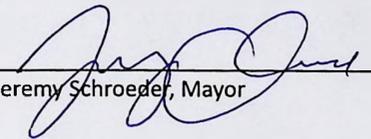
Ms. Klockowski pointed out that an item had been pushed to the Community Development Committee for review before the second September Council meeting. She noted that the second September Council meeting was on the 16th, while the Community Development Committee was scheduled to meet on the 17th. This timing would require moving the Community Development meeting if they wanted to discuss the prairie and vote on it at the second Council meeting. Ms. Klockowski proposed rescheduling the Community Development Committee meeting to September 10th, pending agreement from committee members, though she clarified that she was not part of the committee. When the topic of discussing the petition came up by Ashley Patel, Ms. Klockowski emphasized that she was only proposing to move the meeting so the discussion could take place within the committee. The Community Development & Public Affairs committee meeting was moved to September 10th at 6:00PM, noting the importance of confirming the new date with Mr. Babcock.

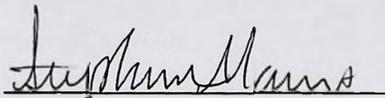
Executive Session

Ms. Klockowski made a motion to enter into executive session at 8:21PM to discuss a complaint and related security matters, seconded by Ms. Susor; Roll Call: Mr. Warner - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes.

Regular session resumed at 9:07PM; addressed complaints toward council and security with no formal action taken.

The meeting was adjourned at 9:09PM.


Jeremy Schroeder, Mayor


Stephanie Monts, Fiscal Officer/Clerk